11984 PG 374

N20781 (D)

1

Number of pages 3

TORRENS

Serial # ____

Certificate # ____

Prior Ctf # ____

Deed / Mortgage Instrument

2

RECEIVED
$ 540
REAL ESTATE
AUG 2 3 1999
TRANSFER TAX
SUFFOLK
COUNTY

03517

03517

Deed / Mortgage Tax Stamp

3

RECORDED

99 AUG 23 PM 12: 31

EDWARD P. ROMAINE
CLERK OF
SUFFOLK COUNTY

Recording / Filing Stamps

4 FEES

Page / Filing Fee 9
Handling ____
TP-584 5
Notation ____
EA-52 17 (County) 5
Sub Total [illegible]
EA-5217 (State) 25
R.P.T.S.A. 15-
Comm. of Ed. 5
Affidavit ____
Certified Copy ____
Reg. Copy ____
Other ____
Sub Total 45
GRAND TOTAL 69

Mortgage Amt. ____
1. Basic Tax ____
2. Additional Tax ____
Sub Total ____
Spec./Assit.
Or
Spec. /Add. ____
TOT. MTG. TAX ____
Dual Town ____ Dual County ____
Held for Apportionment ____
Transfer Tax 540 —
Mansion Tax ____
The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES ____ or NO ____
If NO, see appropriate tax clause on page # ____ of this instrument

5 Real Property Tax Service Agency Verification

	Dist.	Section	Block	Lot
Stamp	0100	136.00	03.00	040.000
Date 8/20/99				
Initials				

6 Community Preservation Fund

Consideration Amount $ ____
CPF Tax Due $ ____
Improved ____
Vacant Land ____
TD ____
TD ____
TD ____

7 Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Frank. Hubert Esq
80 Windsor Ave
Rockville Centre, NY 11570

8 Title Company Information

Co. Name North Shore Abstract
Title # N 20781 S

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed, made by:
(SPECIFY TYPE OF INSTRUMENT)

Frank G. Russomano

TO

Robert W. Gerdis and
Lynn A. Gerdis

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.
In the Township of Babylon
In the VILLAGE
or HAMLET of West Babylon

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING

(OVER)

035 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT – THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 11th day of August, in the year 1999
BETWEEN

FRANK G. RUSSOMANO, residing at 144 17th Street, West Babylon, New York 11704

party of the first part, and

ROBERT W. GERDIS and LYNN A. GERDIS, his wife, both residing at 73 Midwood Avenue, Farmingdale, New York 11735

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Babylon, County of Suffolk and State of New York, being known and designated as part of Lots 75 and 76 on a certain map entitled, "Map of Legion Park, Section No. 1, situated in the Town of Babylon, Suffolk County, Long Island, surveyed by T.F. Selva, Licensed Land Surveyor, Merrick, Long Island" and filed in the Office of the Clerk of the County of Suffolk as Map No. 1640 on July 26th, 1948, and being more particularly bounded and described as follows:

Tax Map Designation	
Dist.	0100
Sec.	136.00
Blk.	03.00
Lot(s)	040.000

BEGINNING at a point on the Southerly side of 17th Street, distant 360 feet Easterly from the corner formed by the intersection of the Southerly side of 17th Street with the Easterly side of 14th Street;

RUNNING THENCE Easterly along the Southerly side of 17th Street, 60 feet;
THENCE Southerly at right angles to the Southerly side of 17th Street, 125 feet;
THENCE Westerly and parallel with the Southerly side of 17th Street, 60 feet;
THENCE Northerly and again at right angles to the Southerly side of 17th Street, 125 feet to the Southerly side of 17th Street at the point or place of BEGINNING.

Said premises being known as 144 17th Street, West Babylon, New York.

BEING & INTENDED TO BE the same premises conveyed to the Party of the First Part by deed dated February 19, 1997 and recorded on March 24, 1997 in Liber 11821, Page 937.

"The premises are not in an agricultural district and that the parcel is entirely owned by the transferors."

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Frank G. Russomano
FRANK G. RUSSOMANO

11984P372

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Suffolk) ss.:

On the 11th day of August in the year 1999
before me, the undersigned, personally appeared

FRANK G. RUSSOMANO

personally known to me or proved to me on the basis of satisfactory evidence to be the individual~~(s)~~ whose name~~(s)~~ is ~~(are)~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ capacity(ies), and that by his/~~her/their~~ signature~~(s)~~ on the instrument, the individual~~(s)~~, or the person upon behalf of which the individual(s) acted, executed the instrument.

JEANETTE SOMMO
NOTARY PUBLIC, State of New York
No. 01SO4823349
Qualified in Suffolk County
Commission Expires May 31, 2001

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of) ss.:

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

On the day of in the year
before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

....) ss.:
(Complete Venue with State, Country, Province or Municipality)

On the day of in the year
before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. N 20781S

FRANK G. RUSSOMANO
TO
ROBERT W. GERDIS and LYNN A. GERDIS

DISTRICT 0100
SECTION 136.00
BLOCK 03.00
LOT 040.000
COUNTY OR TOWN Suffolk Co

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company of New York
RETURN BY MAIL TO

Frank Hubert Esq.
80 Windsor Ave.
Rockville, Centre, NY 1157

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK
INCORPORATED 1928
"Confidence the Fidelity Difference"
Member New York State Land Title Association

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE